

REGULAR MEETING TUESDAY, NOVEMBER 22, 2022 - 7:30 P.M.

Meeting Date: Tuesday, November 22, 2022
Meeting Time: 7:30 P.M.
Location: In Person: **Municipal Building, 711 Broad Street, Florence**
(Face Masks Are Encouraged)

Join By PC:
<https://zoom.us/j/97909199125?pwd=Tk9GSGlTU3R4N3BJU0ZuK1dCc2ZEUT09>

1. CALL TO ORDER, SALUTE TO THE FLAG AND SUNSHINE STATEMENT
 2. ROLL CALL
 3. RESOLUTIONS
 - A. Resolution PB-2022-12: Finding Florence Township Council Ordinance No. 2022-13 Amending and Supplementing Chapter 91 Entitled Land Development substantially consistent with the Township's 2022 Master Plan.
 4. MINUTES
 - A. Regular meeting of September 27, 2022
 5. CORRESPONDENCE
 - A. Emails from Greenbriar Residents regarding potential warehouse development in Florence Twp.
 - B. Solicitor Frank's letter dated 10/2/22 to Mayor & Council regarding Ord. 2022-13
 - C. Notice for Florence Associates LLC regarding NJDEP application for Freshwater Wetlands Permit
 - D. Letter regarding PSE&G extension of NJDEP application for Freshwater Wetlands Permit
 - E. Letter from Burl. Co. Planning Board regarding Project Freedom, Inc.
 6. NEW BUSINESS
 - A. Presentation by Florence Township School District regarding future development of 1300 Hornberger Avenue, Block 143.01, Lots 1 & 10
 7. APPLICATIONS
 - A. Application PB#2022-03: Application by B&H Foto Electronics Corp. for Amended Final Major Site Plan to construct a permanent covered outdoor storage and seating area for the employees of the existing warehouse on property located at 400 Cedar Lane, Florence Township; Block 148.06, Lot 2. *Application received 6/13/22; heard 7/26/22; carried to 8/23/22; adjourned to 11/22/22.*
- REPORTS/CORRESPONDENCE
- PB#2022-03A: Completeness Review from Engineer Wilkinson dated 6/21/22
PB#2022-03B: Review Memo from Police Chief Boldizar dated 7/7/22
PB#2022-03C: Review Letter from Engineer Wilkinson dated 7/13/22
PB#2022-03D: Review Letter from Fire Marshal Richardson dated 7/14/22
PB#2022-03E: Review Letter from Planner Fegley dated 7/14/22
PB#2022-03F: Email from applicant's attorney requesting adjournment

FINAL AGENDA

8. OTHER BUSINESS
 - A. Report from Planner Fegley & Engineer Mullin regarding Environmental Commission's request to reduce light emissions.
9. PUBLIC COMMENTS
10. CLOSED SESSION
 - A. Resolution PB-2022-13: A resolution to meet in closed session for purpose of discussing personnel matters
11. ADJOURNMENT